

TO LET NEW INDUSTRIAL UNITS

1,550 sq. ft. two storey

A flexible workspace to suit your business needs

MANDALE PARK

TS16

URLAY NOOK ROAD,
EAGLESCLIFFE, TS16 0TA



Mandale
Group

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VIRTUAL TOUR

mandalegroup.com

THE UNITS

This development comprises an estate of 21 two storey hybrid unit.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

LOCATION

Urlay Nook is a prime location giving easy access to Stockton, Middlesbrough and Darlington as well as the popular local hubs of Yarm and Eaglescliffe.

Mandale Park, located southwest of Stockton on Tees, offers direct access via Urlay Nook Road from the A67. This key artery connects the A19 to the east and the A66 and A1(M) to the west, placing your business at the heart of a bustling network. Plus, with Teesside International Airport nearby, soon to host a 270-acre freeport, you'll benefit from airside customs advantages. This airport is set to become a hub for commercial freight and passenger flights. A new roundabout and link road, just 500m from Urlay Nook, has just been unveiled to ensure smooth, efficient transport flows.

THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

SERVICES

The properties will have:

- 3 phase electric
- Water
- BT
- Electric roller door
- Kitchenette and WC
- Individual meters for self-control

UNIT NO	SIZE sq. ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)	INSUR-ANCE (PA)	AVAILABIL-ITY
1	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
2	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
3	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
4	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
5	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
6	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
7	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
8	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
9	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
10	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
11	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	AVAILABLE
12	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	AVAILABLE
13	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	AVAILABLE
14	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	AVAILABLE
15	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	AVAILABLE
16	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	AVAILABLE
17	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	AVAILABLE
18	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
19	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
20	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET
21	1,550	2	£16,000 + VAT	£650 + VAT	£333 + VAT	LET

STANDARD SPECIFICATION



Electrically operated roller shutter door
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)
2.5m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



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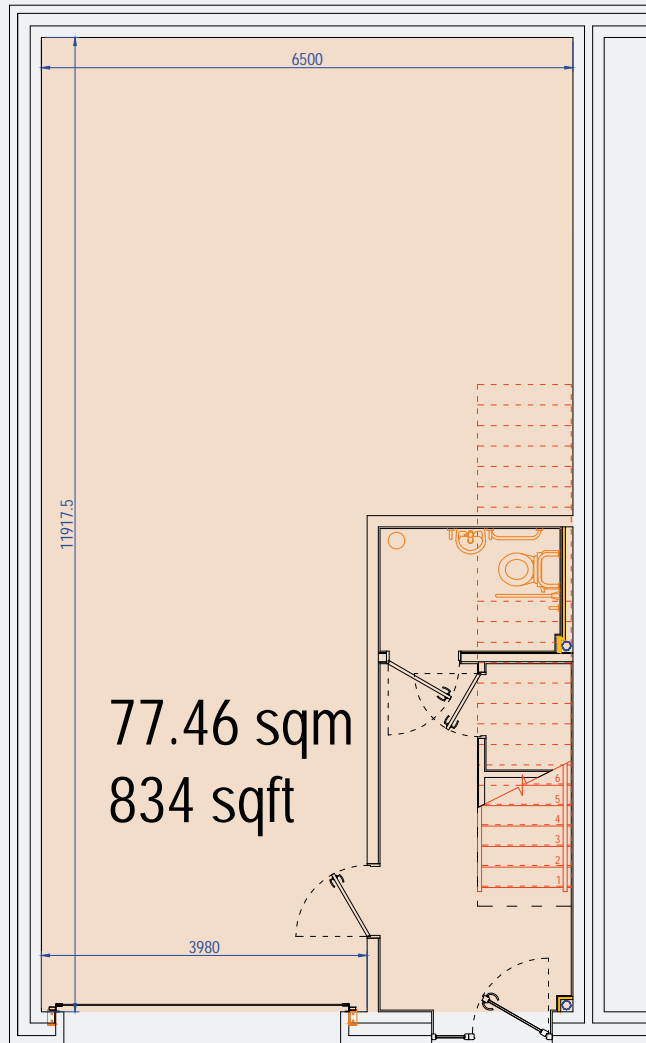


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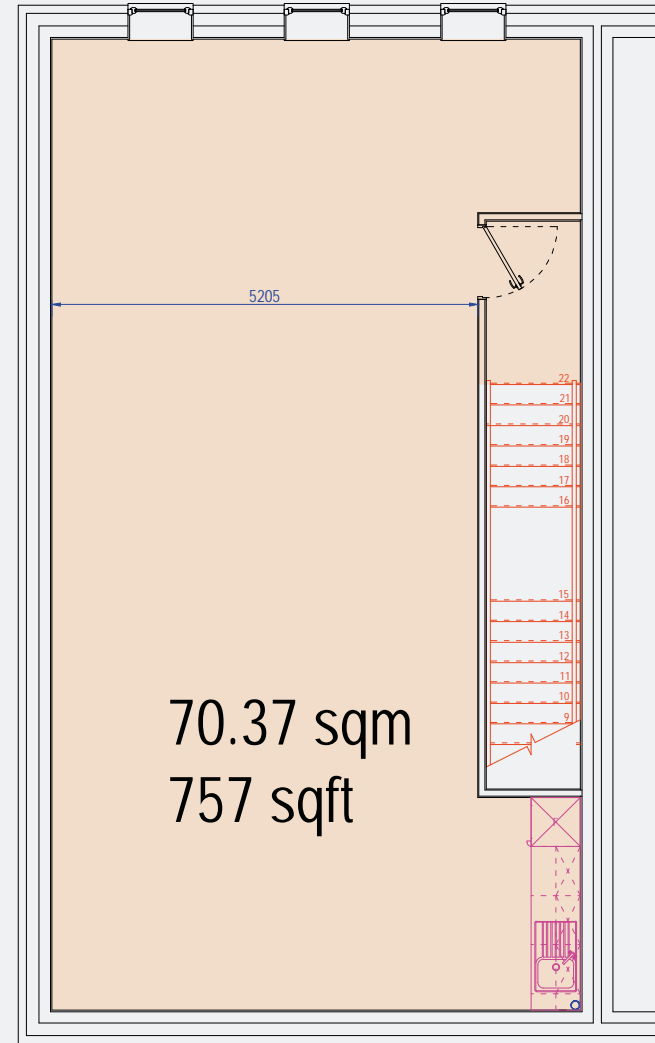


B- Bin Store
C - Cycle Store
S - Sub Station
♥ - AED

HYBRID UNIT LAYOUT



Ground Floor



First Floor



OUR TENANTS INCLUDE:

Creative and Media:

Audio studios
Photography
Media agencies
Sound systems
Textiles and fashion
Wedding planners

Health Services:

Opticians/hearing
Dentists
NHS services
Mobile vets

Personal Care:

Tanning salons
Hairdressers
Nails and beauty
Cosmetic training academies

Commercial Services:

Office/storage
Commercial cleaners
Laundrettes
E-commerce

Food and Beverage:

Food manufacturers
Ghost/dark kitchens
Bakeries

Retail and Wholesale:

Flower shops
Hardware stores
Sports equipment
Workwear
Antiques dealer

Trades:

Structural engineers
Windscreen repair
Architects
Electricians
Plumbing
Lighting
Air con installation

Professional Services:

Solicitors
Property maintenance
Electric and plumbing
Undertakers
Telecommunications
Housing associations
Architects

Health and Fitness:

Gyms
Pilates
Personal trainers
Martial arts
Dance studios

Home and Design
Kitchen showrooms
Office fitters
Upholstery

Infrastructure:

Cable installation
CNC machinery

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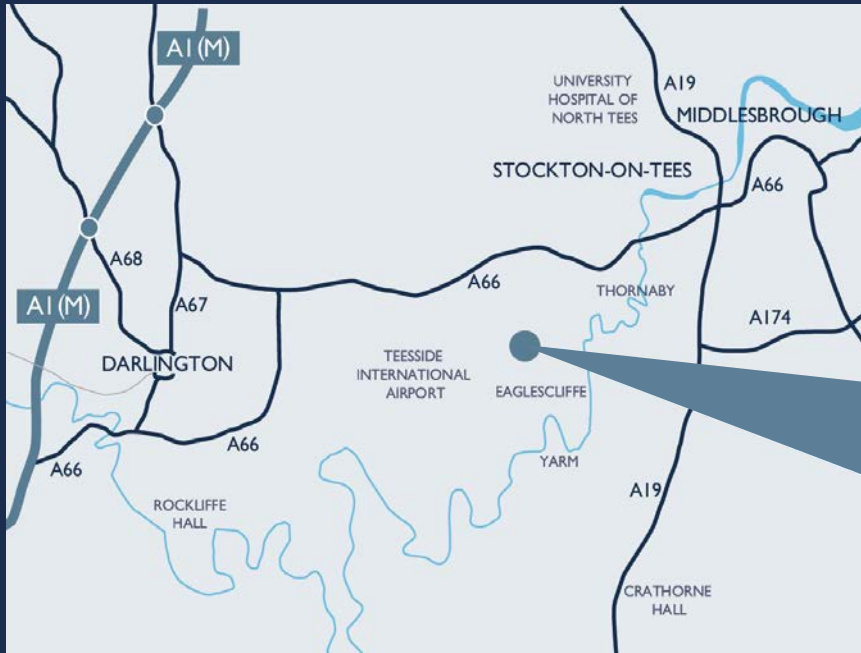
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WATCH HOW
OUR TENANTS
HAVE ADAPTED
THEIR UNITS



CONTACT

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